

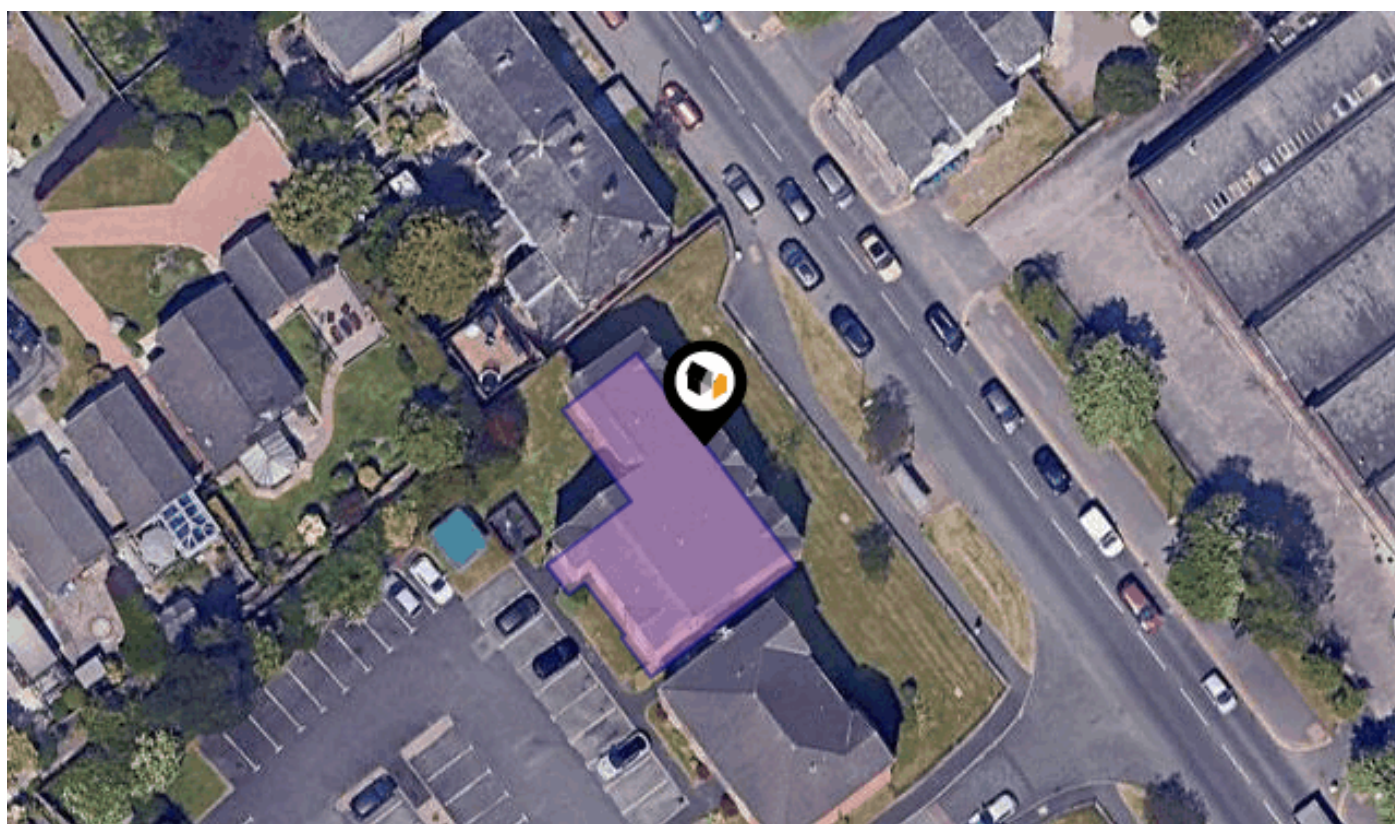


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 27th January 2025



JACOB BRIGHT MEWS, ROCHDALE, OL12

Martin & Co

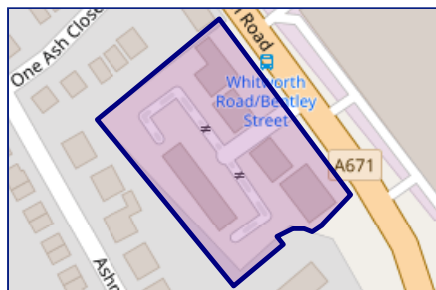
15B Cheetham St Rochdale OL16 1DG

01706 648277

rochdale@martinco.com

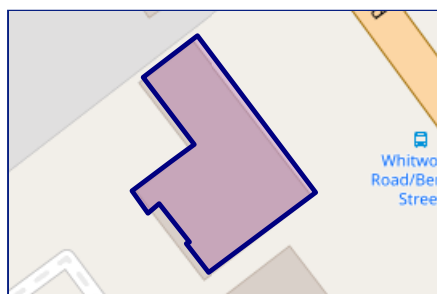
rochdale.martinco.com

Freehold Title Plan



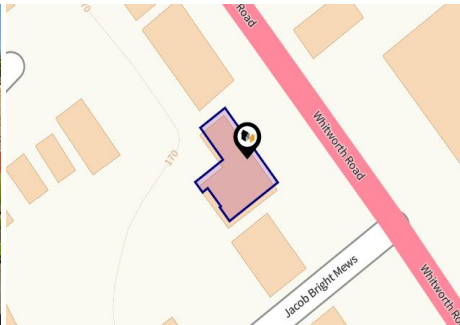
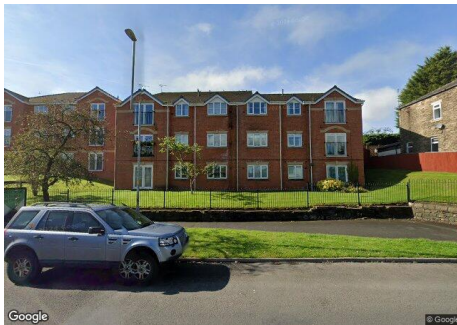
GM203068

Leasehold Title Plan



MAN58178

Start Date: 27/06/2006
End Date: 01/01/3004
Lease Term: 999 years from 1 January 2005
Term Remaining: 979 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	27/06/2006
Floor Area:	775 ft ² / 72 m ²	End Date:	01/01/3004
Plot Area:	0.06 acres	Lease Term:	999 years from 1 January 2005
Year Built :	2006	Term Remaining:	979 years
Council Tax :	Band B		
Annual Estimate:	£1,812		
Title Number:	MAN58178		

Local Area

Local Authority:	Rochdale
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

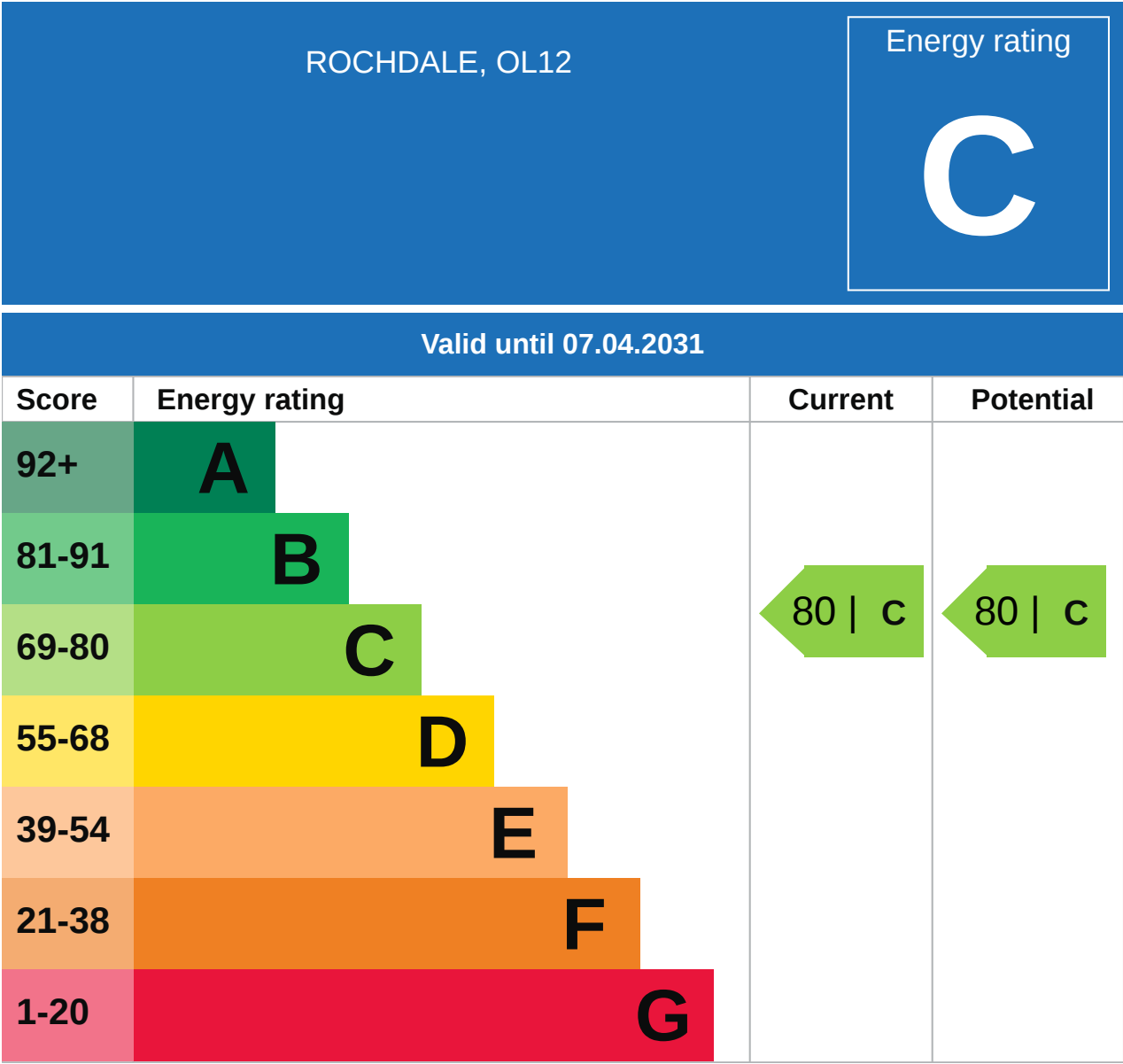
10 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



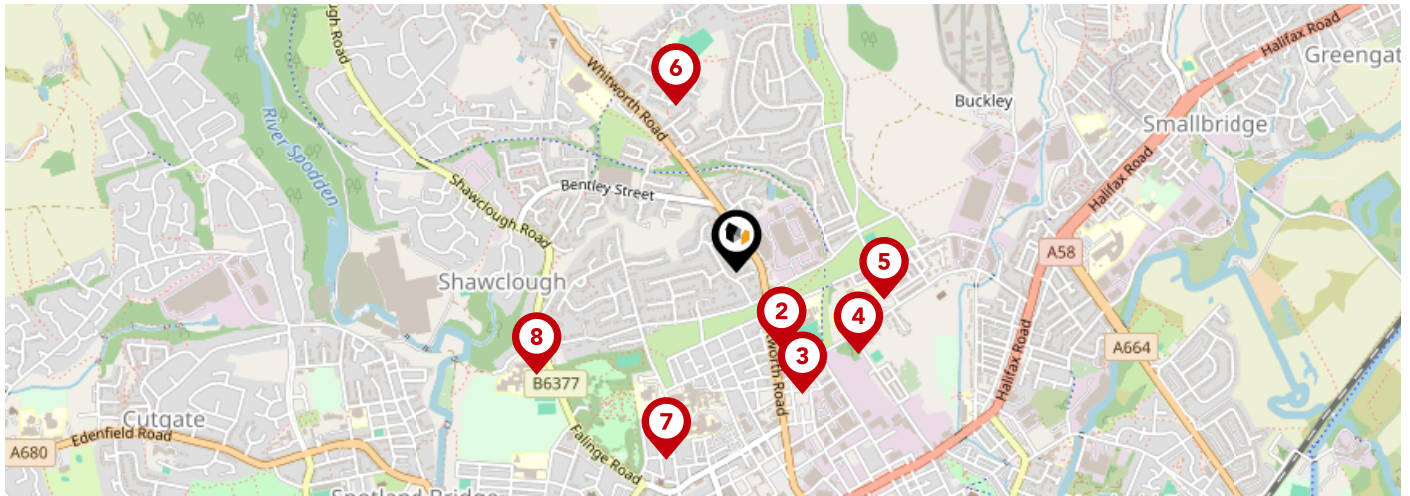
Satellite/Fibre TV Availability:



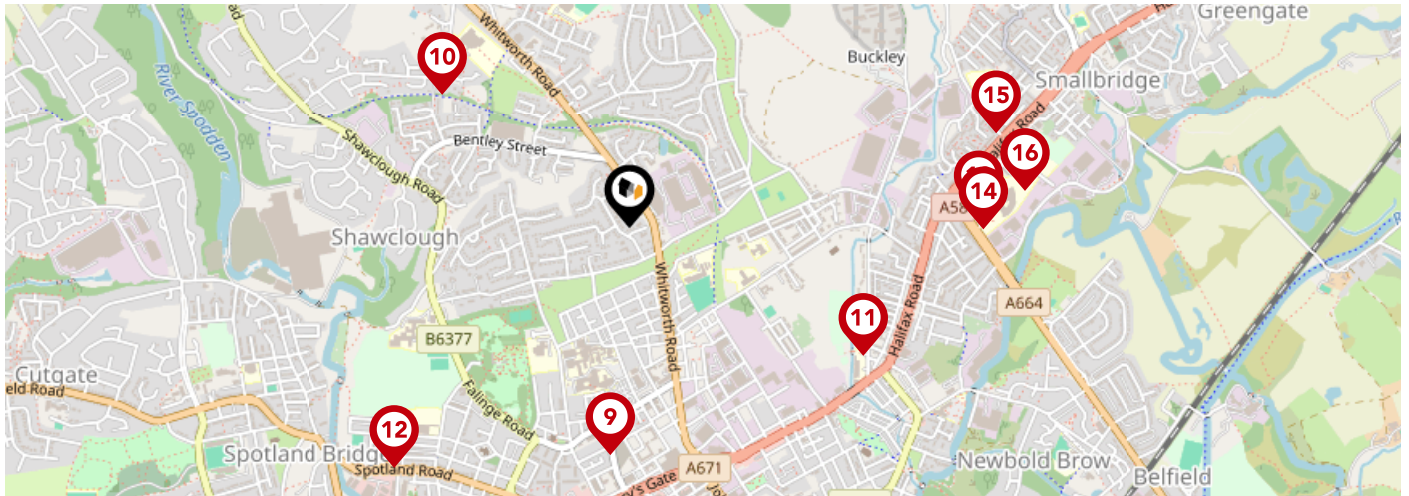










Additional EPC Data

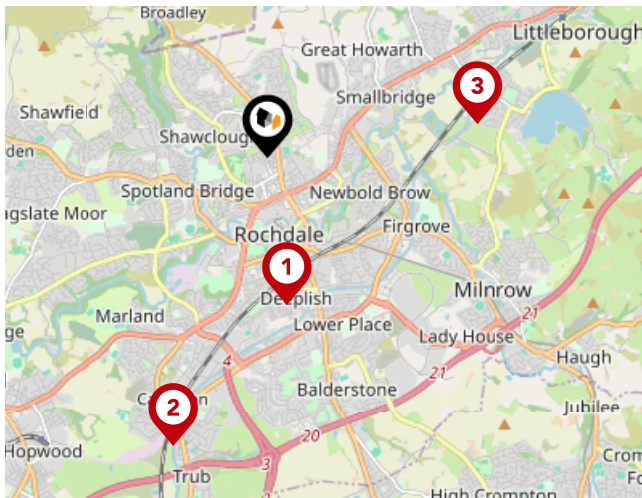
Property Type:	Flat
Build Form:	Enclosed End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	02
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 75% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	72 m ²



		Nursery	Primary	Secondary	College	Private
1	Greenbank Primary School Ofsted Rating: Good Pupils: 473 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Rochdale Islamic Academy Ofsted Rating: Good Pupils: 147 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Rochdale Islamic Academy Ofsted Rating: Good Pupils: 88 Distance:0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Patrick's Roman Catholic Primary School Ofsted Rating: Good Pupils: 297 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	All Saints Church of England Primary School Ofsted Rating: Good Pupils: 226 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Healey Foundation Primary School Ofsted Rating: Good Pupils: 208 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Brownhill School Ofsted Rating: Requires improvement Pupils: 87 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Falinge Park High School Ofsted Rating: Good Pupils: 1354 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

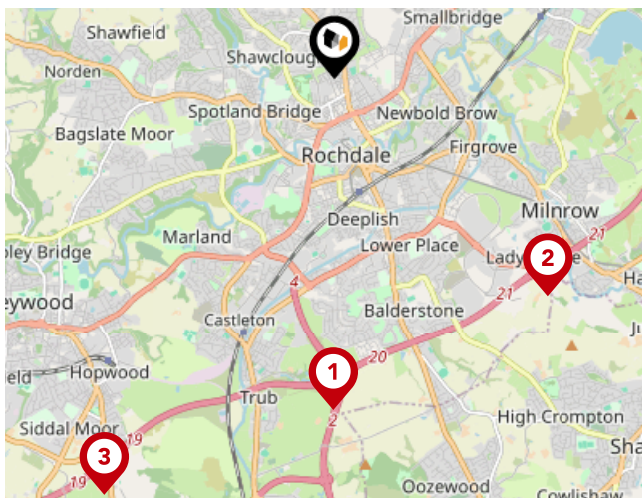


		Nursery	Primary	Secondary	College	Private
	Howard Street Nursery School Ofsted Rating: Good Pupils: 80 Distance:0.5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shawclough Community Primary School Ofsted Rating: Good Pupils: 438 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heybrook Primary School Ofsted Rating: Good Pupils: 683 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Spotland Primary School Ofsted Rating: Good Pupils: 439 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hamer Community Primary School Ofsted Rating: Good Pupils: 317 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springside Ofsted Rating: Good Pupils: 129 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kentmere Primary Academy Ofsted Rating: Outstanding Pupils: 359 Distance:0.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Alice Ingham Catholic Primary School, A Voluntary Academy Ofsted Rating: Good Pupils: 142 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



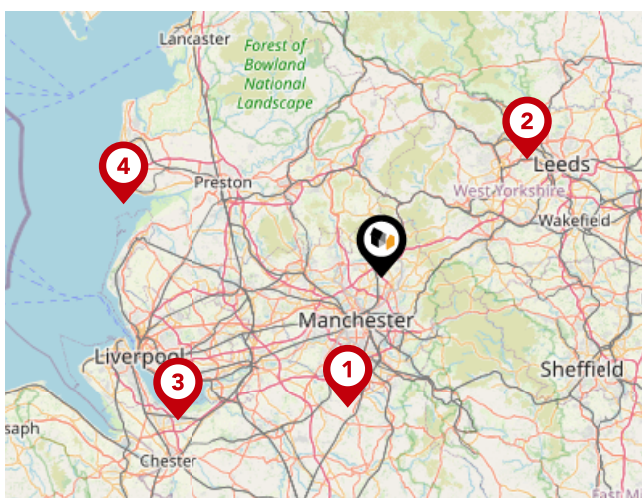
National Rail Stations

Pin	Name	Distance
1	Rochdale Rail Station	1.31 miles
2	Castleton (Manchester) Rail Station	2.67 miles
3	Smithy Bridge Rail Station	1.86 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J20	2.93 miles
2	M62 J21	2.68 miles
3	M62 J19	4.2 miles
4	A627(M) J1	5.06 miles
5	M60 J20	6.82 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	19.03 miles
2	Leeds Bradford Airport	26.27 miles
3	Speke	35.06 miles
4	Highfield	37.62 miles

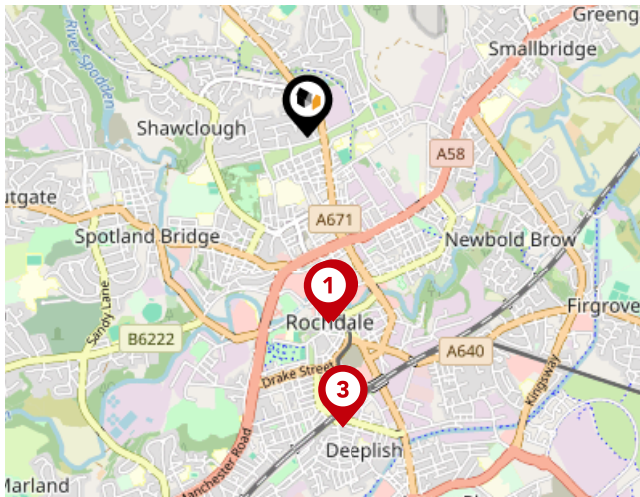
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Spinners Green	0.04 miles
2	Ashmount Drive	0.14 miles
3	Fletton Close	0.12 miles
4	Further Heights Road	0.18 miles
5	Joy Street	0.15 miles



Local Connections

Pin	Name	Distance
1	Rochdale Interchange (Manchester Metrolink)	0.82 miles
2	Rochdale Town Centre (Manchester Metrolink)	0.82 miles
3	Rochdale Railway Station (Manchester Metrolink)	1.28 miles



Martin & Co

Martin & Co Rochdale have specialised in Sale, Rental and Block Management of properties from our offices at 15b Cheetham Street since February 2007. We offer a wide selection of properties 'For Sale' and 'To Rent' in and around the Rochdale and Bury areas. In addition, we manage Blocks for leaseholders across a wider area of the North West.

Our team has a wealth of experience within all aspects of the property industry and has built strong and loyal relationships with sellers, landlords, leaseholders, investors, tenants and contractors.

Martin & Co can also help secure your new mortgage, with the assistance of our Mortgage advisors, who have access to a panel of 80 lenders.

We offer a unique combination of expertise and outstanding company values, bringing you the very best service at all times, alongside innovative marketing. At Martin & Co Rochdale we enjoy the constant reward of striving for excellence. Please do contact a member of our dedicated team and we will do our best to help you!

Testimonial 1



Cannot recommend Martin and Co more highly for a house sale.

Testimonial 2



After an abysmal time with a previous estate agents where our house sold and fell through three times due to the buyers not being tied in when they had their offers accepted - to come to Martin and Co who had a none refundable deposit when you make an offer was absolutely brilliant.

Testimonial 3



From our first phone call with Abby, first meeting on appraisal (where they actually helped us move things out of each room for the photos) to then dealing with Cerys too it's just been a pleasure.

Testimonial 4



Our sale did not go smoothly but to have Cerys and Abby behind us fighting our corner was brilliant!



/martincouk



/martinco_uk



/MartinCoUK



/martin-&-co-

Martin & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Martin & Co

15B Cheetham St Rochdale OL16 1DG

01706 648277

rochdale@martinco.com

rochdale.martinco.com

